

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

## **REFUSAL of Planning Permission**

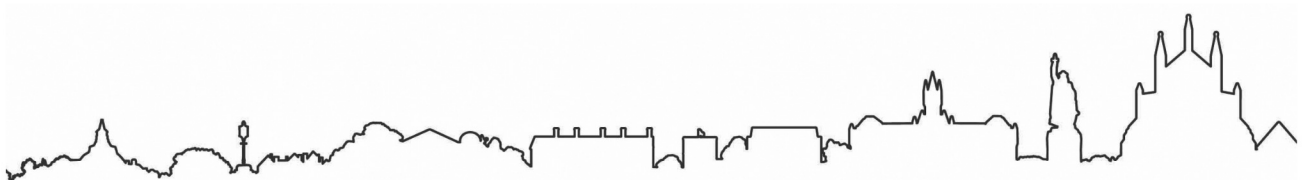
Planning Application Reference: 21/01858/FUL

Decision Date:- 21.03.2022

Winchester City Council REFUSES planning permission for Improved farm access (retrospective), with the erection of 1.75m high oak access gates and polytunnel. at Field To The North Of, Dradfield Lane, Soberton, Hampshire, , due to the following reason(s):

1 The development (polytunnel) fails to accord with policy CP17 of the Local Plan Part 1 and policy DM17 (iii) of the Local Plan Part 2 and Paragraph 167 of the NPPF in that it has resulted in additional surface water exacerbating the cumulative impact of flooding in the local area.

**J Pinnock**  
**Julie Pinnock BA (Hons) MTP MRTPI**  
**Service Lead - Built Environment**



## **Notes To Accompany Planning Decision Notice**

### **General Notes for Your Information:**

#### **Rights of Appeal:**

- The applicant or the applicant's representative has the right to appeal to the Secretary of State against any of the conditions applied to this permission under section 78 of the Town and Country Planning Act 1990.
- **As this is a decision relating to a Planning Application, any appeal against the reason for refusal must be made within six months from the date of this notice.**
- **If an enforcement notice is served relating to the same or substantially the same land development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.**
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- Appeals must be made using a form which you can get from the Secretary of State at:

The Planning Inspectorate (England)  
Temple Quay House  
2 The Square  
**Temple Quay**  
Bristol  
BS1 6PN

Or online at:

<https://www.gov.uk/government/organisations/planning-inspectorate>

- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.